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Section 47AF of the Estate Agents Act 1980

## HOUSE Offered for Sale

19 Blackwood Drive Narre Warren VIC 3805

 3  1  2

## Indicative Selling Price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$500,000 & \$520,000













## Median Sale Price

\$610,500 Houses in Narre warren between 01 Feb 2018 - 31 Jan 2019

Source: CoreLogic

## Comparable Property Sales

These are the 3 properties sold within 2 kilometres of the property for sale in the last 6 months that the estate agent or agent's representative considers to be most comparable to the property for sale.

	<b>46 Sweet Gum Avenue Narre Warren VIC 3805</b>	Sold Price	<b>\$530,000</b>	Sold Date	<b>02-Aug-18</b>
 3  1  1		Distance		<b>0.36km</b>	
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	<b>2 Larkrise Court Narre Warren VIC 3805</b>	Sold Price	<b>\$520,000</b>	Sold Date	<b>13-Oct-18</b>
 3  1  1		Distance		<b>0.61km</b>	
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	<b>9 Topaz Place Narre Warren VIC 3805</b>	Sold Price	<b>\$510,000</b>	Sold Date	<b>14-Nov-18</b>
 3  1  2		Distance		<b>1.68km</b>	

RS = Recent sale UN = Undisclosed Sale

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